

# **City of Eau Claire 2005 Development Map and Report**



Department of Community Development  
Eau Claire, Wisconsin



# **City of Eau Claire 2005 Development Map and Report**



Cigan Properties Office Building  
101 N. Farwell Street

**Department of Community Development  
Eau Claire, Wisconsin**

***Cover Photo:***

***Downtown Farmer's Market & Clock Tower***

# 2005 DEVELOPMENT AND REPORT

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# INTRODUCTION

# **INTRODUCTION**

The 2005 Development Map and Report have been prepared by the City of Eau Claire, Department of Community Development, to summarize 2005 land development activity for the City as a whole and by sectors of the City which are illustrated on Map 1 and described in an accompany table. A similar map and report has been prepared since 1980 to provide a record of annual development and to assist in monitoring the growth and development of the City of Eau Claire. In addition, these development maps and reports will be used to evaluate the effectiveness of the *City of Eau Claire Comprehensive Plan*. It should be noted that the City sector boundaries used in the report were adjusted in 1987 to coincide with U.S. Census tract boundaries. This change enables the comparison of development data with census statistics.

The major components of the report and map include: annexation, zoning changes, subdivisions, building activity, and public infrastructure construction. The following is a brief description of these components:

## **ANNEXATIONS**

The Development Report lists annexation activity by the town from which the land was annexed, the size of the land involved, the population and number of housing units within the area, and the sector in which it is located. The Development Map identifies the annexations approved in 2005 with the capital letter "A" and a subscripted number referring to the table on pg. 1.

## **REZONINGS**

The Development Report lists rezoning activity by what the initial zoning of the property was, what the property was rezoned to, the size of the land involved, and the sector in which it is located. The Development Map identifies the rezonings approved in 2005 with the capital letter "Z" and a subscripted number referring to the table on pgs. 1 and 2.

## **SUBDIVISIONS**

The Development Report lists subdivision activity by subdivision name, size of the area subdivided, number of lots subdivided, zoning of the property, and sector in which it is located. The Development Map identifies the subdivisions approved in 2005 with the capital letter "S" and a subscripted number referring to the table on pg. 2.

## **BUILDING ACTIVITY**

The Development Map displays and the Development Report summarizes building activity for which permits were issued during 2005. In addition, state-owned facilities which are not required to obtain a City building permit prior to construction are added into the values reported for public and semi-public construction occurring in a particular year. In the City of Eau Claire, most of the projects which do not require a building permit are those on the University of Wisconsin-Eau Claire campus.

Following are the criteria for the recording of building permits on the Development Map and in the Development Report.

### **Residential Construction**

Permits for the construction of new housing units have been recorded in three categories: single-family, duplex, and multiple-family (including townhouses). The Development Map indicates the number of housing units included in each multiple-family project. Remodeling projects, alterations, or additions to residential structures are not shown on the map or summarized by sector, however, are summarized for the City as a whole on pgs. 3 and 4.

### **Non-residential Construction**

Permits issued for non-residential construction have been recorded in three categories – commercial (retail) and office; industrial and warehouse; and public and semi-public (includes all tax-exempt property, major UW-EC projects which did not require a permit and utilities). The non-residential construction tabulations include both new construction and remodeling; however, projects having a value of less than \$10,000 (typically, minor alterations) are not shown on the map or summarized by sector, however, are summarized for the City as a whole on pgs. 3 and 4.

### **Demolitions**

All permits for the demolition of structures which were issued during 2005 are included in the report, along with the number of dwelling units lost through the demolition of residential structures.

## **PUBLIC INFRASTRUCTURE CONSTRUCTION**

### **Street Construction**

The Development Map and Report contain information on major street improvements completed during 2005. The Development Report separates these improvements into street construction (i.e., new streets) and reconstruction. The improvements are also tabulated based upon the City's Functional Classification system, so that total mileage is reported for each of the four types of streets – principal arterial, minor arterial, collector, and local.

### Utilities Construction

Major utilities construction – both new and replacement – is included in the report. These figures show linear feet of construction for sanitary sewer, water, and storm sewer lines. Not included are projects which only extend service or coverage to individual properties. Work which was completed during 2005 is included.

Finally, the Development Report is organized into four parts. Part I summarizes land development activity for the City as a whole and for each of the four sectors of the City. Part I also provides a general summary of building activity for the City as a whole, including a listing of major building projects (value of \$100,000 or more) for which building permits were issued in 2005. Part II provides a brief overview of the City's development activity since 1990. Part III reports how well growth and development activity in 2005 in the City of Eau Claire has complied with the Land Use Plan, which is an element of the City's Comprehensive Plan. Part IV contains current estimates of population and number of housing units in the city. Development activity (particularly annexations, subdivisions, residential building permits, and demolition permits) is used to keep population and housing unit figures current.

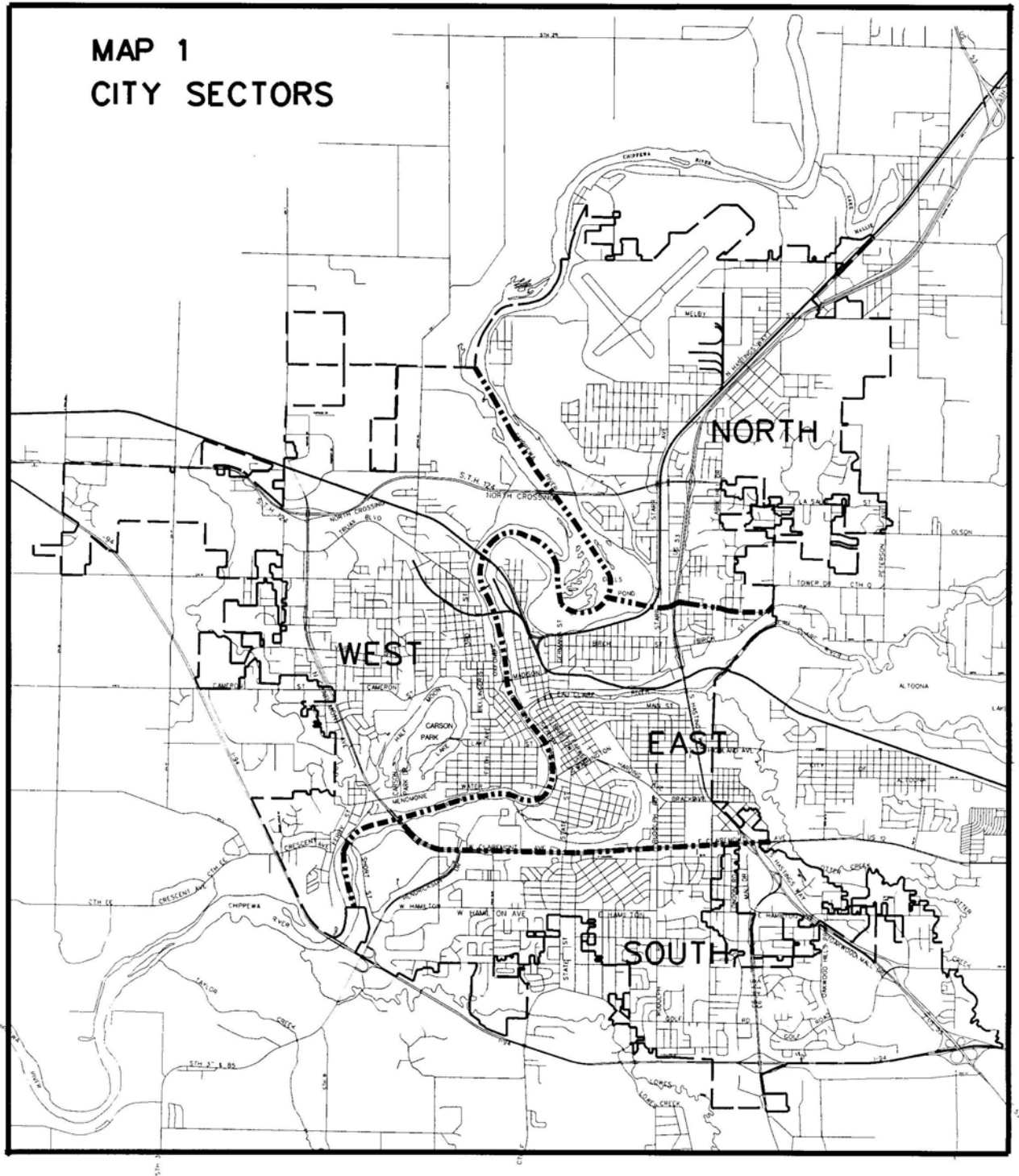
As did previous reports, this report reflects the adoption of the Land Use Plan element of the City's Comprehensive Plan, and the intention that land use and development decisions be made in accordance with the Comprehensive Plan. The Development Map and Report will help the City annually monitor its compliance with the Comprehensive Plan, by becoming a more accurate and detailed record of development activity and population growth for the City of Eau Claire.



## **DESCRIPTION OF CITY SECTORS**

- NORTH:** Land east of the Chippewa River and north of a line created by Seymour Road extended, Seymour Road, N. Shore Drive, N. Shore Drive extended, and the Eau Claire River.
- SOUTH:** Land east of the Chippewa River and south of Clairemont Avenue and Hwy. 12.
- EAST:** Land south of Seymour Road extended, Seymour Road, N. Shore Drive, N. Shore Drive extended, and the Eau Claire River and which is east of the Chippewa River and north of Clairemont Avenue.
- WEST:** Land located west of the Chippewa River.

MAP 1  
CITY SECTORS



**PART I**

**DEVELOPMENT  
ACTIVITY  
FOR 2005**

## I. ANNEXATIONS

Map #	Sector	Town	Housing Units	Population	Area Annexed (acres)
1	North	Seymour	0	0	8.1
2	South	Washington	0	0	7.8
3	South	Washington	1	2	0.8
4	South	Washington	0	0	35.7
5	South	Washington	0	0	1.1
6	South	Washington	0	0	0.6
7	West	Union	0	0	0.1
8	West	Union	0	0	0.8
9	West	Union	<u>0</u>	<u>0</u>	<u>91.8</u>
Total			1	2	146.8

## II. REZONINGS

Map #	Sector	Previous District	New District	Area Rezoned (acres)
1	North	TR-1A	R-1	1.6
2	North	C-1	C-2P	2.3
3	East	I-2	R-3P	0.2
4	East	CBDP	Amd. Prov.	14.9
5	East	R-1	C-1AP	0.2
6	South	TR-1	R-1	1.4
7	South	TR-1A	R-3P	7.3
8	South	R-3P	C-3P	0.9
9	South	TR-1A	R-1 & C-3P	4.8
10	South	TR-1A	C-3P	25.9
11	South	TR-1A	R-1	1.0
12	South	C-2	R-2	4.2
13	South	R-2	R-2P	2.0
14	South	TR-1A	R-1	0.6
15	South	R-4	R-4P	1.9
16	West	C-2	C-3P	0.1
17	West	R-1 & P	I-1	0.9
18	West	R-1	C-2P	1.2
19	West	C-2	R-3P	0.2
20	West	C-2	R-3P	0.8
21	West	R-2 & R-3	C-2P	0.8
22	West	I-1P	Amd. Prov.	513.2
23	West	C-2P	R-3P	1.5
24	West	R-1A	R-1	33.3
25	West	R-1A	R-1	<u>11.3</u>
Total				632.5

### III. SUBDIVISIONS

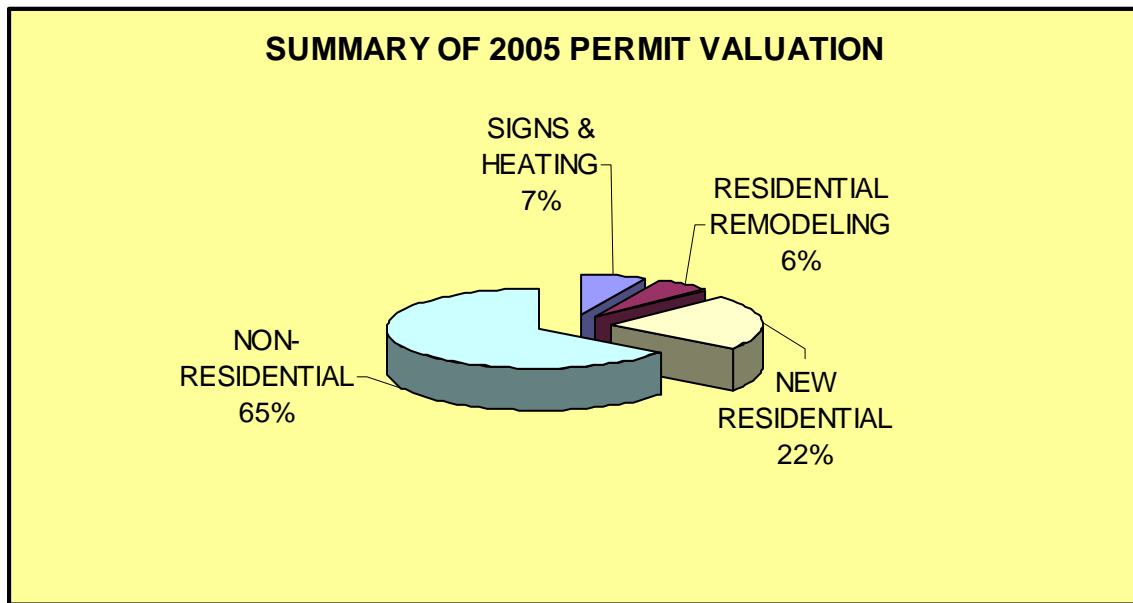
Map #	Sector	Name	Area Subdivided (acres)	# of Lots	Zoning
1	North	Princeton Valley Condos #5	2.3	8	R-3P
2	North	Eastside Greens Condominiums	0.6	4	R-3P
3	East	Boyd School Condominiums	1.1	8	R-4P
4	South	Southridge East Addition	5.2	12	R-3P
5	South	Southvilla Condominiums	2.1	16	R-3P
6	South	Arbor Heights Condo Townhomes	1.9	34	R-4P
7	West	Westridge Village Phase II	8.6	27	R-1
8	West	Westridge Village Phase I	10.4	31	R-1
9	West	Westridge Village Bay Homes	6.5	23	R-1
10	West	Shorewood Haven West	11.1	18	R-1
11	West	Shorewood Heights Subdivision	<u>33.2</u>	<u>54</u>	R-1
Total			83	235	

### IV. BUILDING CONSTRUCTION

#### A. General Summary

##### 1. Permit Breakdown

Type	# of Permits	Valuation (\$)
New residential		
single-family	104	16,650,704
condominiums	30	3,759,500
duplex	7	1,250,000
multiple-family	19	5,811,400
Residential alterations	711	6,080,186
Residential accessory structures	117	695,404
Non-residential (projects \$10,000 or more)	157	80,559,028
Misc. non-residential additions & remodeling	30	115,406
Signs	122	672,874
Heating	<u>918</u>	<u>7,973,635</u>
Total	2,215	123,568,137



## 2. Building Demolition Permits

Type	# of Permits	
	Principal Structure	Accessory Structure
Residential	17*	5
Commercial	5	0
Industrial	<u>2</u>	<u>0</u>
Total	24	5

\*Includes the demolition of 40 dwelling units.

## 3. Conditional Permits

Type	# of Permits
Plumbing	713
Electrical	877
Mechanical – HVAC	918
Sign	122
Plan Examinations:	
building	50
plumbing	61
Special inspections	47
Zoning appeals	15
Conditional use permits	36
Site plan review	62

4. Non-residential Construction Projects (\$100,000 or more in value)

**Commercial/Office (42 projects)**

<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
David Burke 2340 Lorch Avenue	Florian Gardens	South	2,200,000
Five Star Ventures 2232 Otter Road	Convenience store	East	2,100,000
Cigan Properties 101 N. Farwell Street	New office building	East	1,900,000
Royal Credit Union 2415 Jodi Drive	New RCU building	West	1,889,710
Interstate Investments LLC 2402 Lorch Avenue	Eau Zone Family Entertainment Center	South	1,400,000
Carmike Cinemas 4800 Golf Road	Stadium seating in theaters	South	1,048,239
West Park Partners 2610 Alpine Road	New building for Lorman Education Services	West	850,000
Ostertag Orthodontics 4907 Keystone Crossing	New building	South	840,000
Royal Credit Union 419 Hastings Place	Office alterations	East	667,000
JDL Enterprises 2610 Craig Road	Carwash	South	600,000
Mark Held 3744 Oakwood Hills Pkwy	New office building for Indianhead Insurance	South	590,000
Acquisition Realty 4935 Keystone Crossing	Offices for A.G. Edwards	South	550,000
Menards, Inc. 3619 S. Hastings Way	Garden center addition/alteration	South	520,000
Chris Hubbell 2142 Brackett Avenue	New office building	East	500,000

<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
Farrell Equipment 1510 N Hastings Way	Warehouse addition	North	450,000
Cameron 12 LLC 2109 Cameron Street	Dollar General store	West	440,000
S B Hotel Group 205 S. Barstow Street	Interior alterations	East	400,000
United Bank 3625 Gateway Drive	Alterations for United Bank	South	400,000
Midelfort Clinic 727 Kenney Avenue	Information systems upgrade	South	370,651
Restoration Properties LLC 130 S. Barstow Street	Office alterations	East	365,000
Starbucks 2016 S. Hastings Way	Building shell only	East	350,000
S & J Partnership E C 2855 Mall Drive	Retail building (shell only)	South	350,000
S & J Partnership E C 2915 Mall Drive	Retail building (shell only)	South	350,000
Mega Management 4304 Jeffers Road	Carwash	West	301,500
General Growth Properties 4800 Golf Road	Alterations for Finish Line	South	280,000
IWI Ventures LLC 4653 Keystone Crossing	Noodles & Company	South	275,000
Xcel Energy 1414 W. Hamilton Avenue	Remove and replace roofing	South	170,340
Royal Credit Union 200 Riverfront Terrace	Tenant alterations for American Corp Insurance	East	170,000
Petco Supplies 3731 Gateway Drive	Interior alterations	South	170,000



<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
Starbucks Coffee 4800 Golf Road	Remodel tenant space	South	168,000
Daniel Acker 3120 E. Clairemont Avenue	Remodel existing 16-unit motel	East	160,000
General Growth 4800 Golf Road	Alterations to Lane Bryant	South	160,000
Copps Corporation 3310 E. Hamilton Avenue	Interior alteration	South	150,000
Starbucks 2016 S Hastings Way	Finish interior of new building	East	149,900
Roger Biegel 4252 Southtowne Drive	Alterations to Suite A	South	149,000
US Postal Service 126 N. Barstow Street	Remodel PO box lobby	East	122,300
Restoration Properties LLC 130 S. Barstow Street	Office alterations	East	120,000
Scott & Lisa Tenold 3814 Oakwood Hills Pkwy	Addition	South	120,000
Northside Pet Hospital 1727 Western Avenue	Veterinary clinic addition	North	110,000
Restoration Properties LLC 130 S. Barstow Street	Office alterations	East	101,000
Cigan Properties 101 N. Farwell Street	Finish tenant suite	East	100,000
American Eagle Outfitters 4800 Golf Road	Remodel tenant space	South	100,000

#### **Industrial/Warehouse (12 projects)**

<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
Hutchinson Technology Inc. 2435 Alpine Road	Addition to trace building	West	25,000,000

<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
McAllen Properties LLC 1945 Prairie Lane	Fed Ex building	West	1,120,000
Spee Dee Delivery 4624 Venture Drive	Warehouse/distribution center	West	920,000
American Ice 2234 Sunset Drive	Addition	West	800,000
Documation, LLC 1556 International Drive	Addition and alterations	South	780,000
L & M Mail Service 2453 Truax Blvd.	New building	West	665,000
R B Scott 1011 Short Street	Addition	South	520,000
Acquisition Realty 1635 Prairie Lane	New office/warehouse	West	500,000
Hutchinson Technology Inc. 2435 Alpine Road	Install mechanical tunnels	West	500,000
R M Services 4603 Anderson Drive	Phase I office/warehouse buildings #1 & 2	North	360,000
County Concrete Corporation 1111 Menomonie Street	Shelter	West	250,000
Signart 2933 Mondovi Road	Addition	South	130,930

**Public/Semi-public (22 projects)**

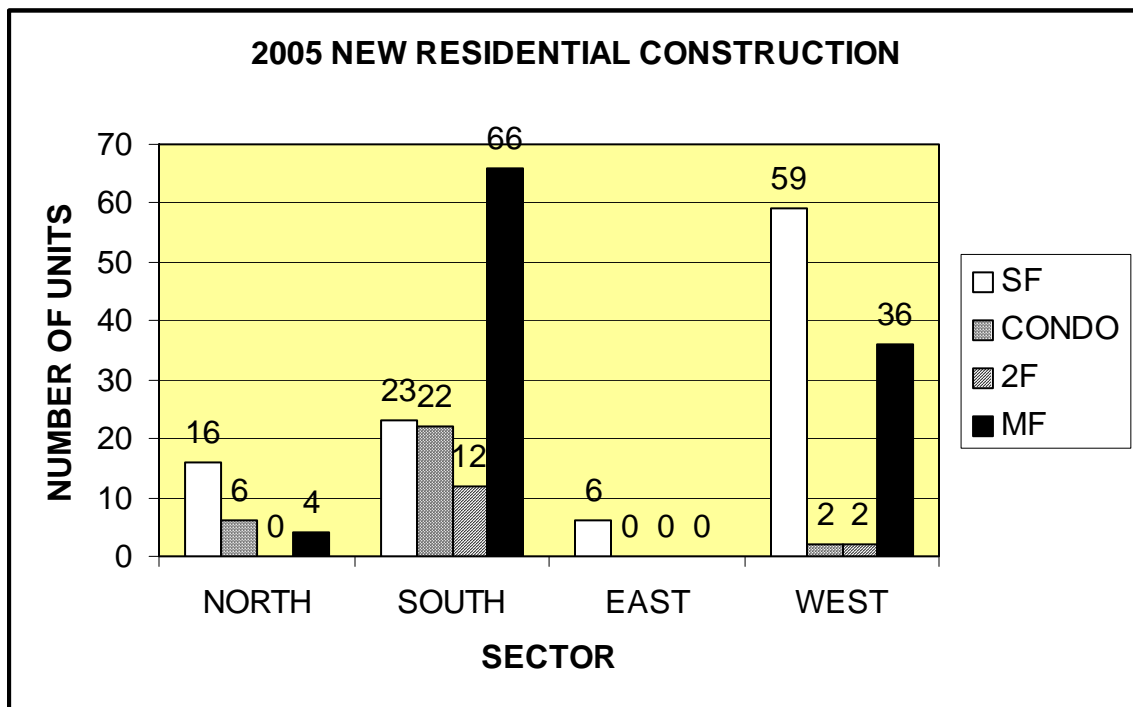
<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
Luther Hospital 208 Chestnut Street	Central energy plant	West	10,000,000
Sacred Heart Hospital 900 W. Clairemont Avenue	Advanced center for medicine & surgery build-outs	East	2,750,000
Sacred Heart Hospital 900 W. Clairemont Avenue	Patient ventilation stack 2 <sup>nd</sup> & 9 <sup>th</sup> floors	East	2,400,000

<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
Luther/Mayo Health Services 1221 Whipple Street	Linear accelerator remodel	West	1,350,000
Luther/Mayo Health Services 1221 Whipple Street	Cath lab interior addition	West	1,300,000
Chippewa Valley Tech College 2320 Alpine Road	Alterations for cleanroom	West	960,000
City of Eau Claire 330 Riverfront Terrace	Farmers market & clock tower	East	723,100
EC Board of Education 3000 Starr Avenue	Remodel north classroom & auxiliary rooms	North	550,000
Luther/Mayo Health Services 1400 Bellinger Street	Remodel 4 <sup>th</sup> floor MCLC Orthopedics	West	528,921
UW-Eau Claire 105 Garfield Avenue	Phillips Hall renovation	East	440,600
Sacred Heart Hospital 900 W. Clairemont Avenue	Cath lab build-out	East	410,000
EC Board of Education 3000 Starr Avenue	Classroom/music room addition	North	375,000
City of Eau Claire 901 S. Farwell Street	Window replacement	East	321,308
Pentecostal Assembly 9 9 <sup>th</sup> Avenue	Addition & interior alterations	West	250,000
Luther/Mayo Health Services 1221 Whipple Street	Remodel development office area	West	220,000
CVTC 620 W. Clairemont Avenue	Science lab remodel	East	205,590
CVTC 2320 Alpine Road	Science lab remodel	West	140,250
Sacred Heart Hospital 900 W. Clairemont Avenue	Labor delivery room remodel	East	130,000

Name/Address	Description	Sector	Value (\$)
Valleybrook Church 409 S. Barstow	Alterations to second floor & rear exit	East	125,000
City of Eau Claire 815 Forest Street	North Riverfront Neighborhood pavilion/restroom	East	114,168
EC Board of Education 633 W. MacArthur Avenue	Remodel classrooms at Putnam Elementary	South	103,000
Luther/Mayo Health Services 1400 Bellinger Street	Remodel 4 <sup>th</sup> floor orthopedics	West	100,000

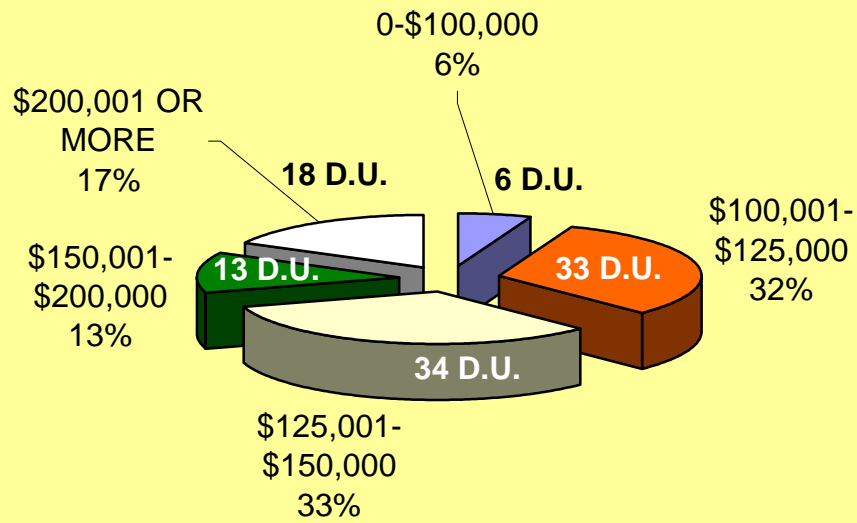
#### B. New Residential Construction – City of Eau Claire

Sector	# of Units				Total
	Single-family	Condominium	Duplex	Multi-family	
North	16	6	0	4	26
South	23	22	12	66	123
East	6	0	0	0	6
West	<u>59</u>	<u>2</u>	<u>2</u>	<u>36</u>	<u>99</u>
Total	104	30	14	106	254



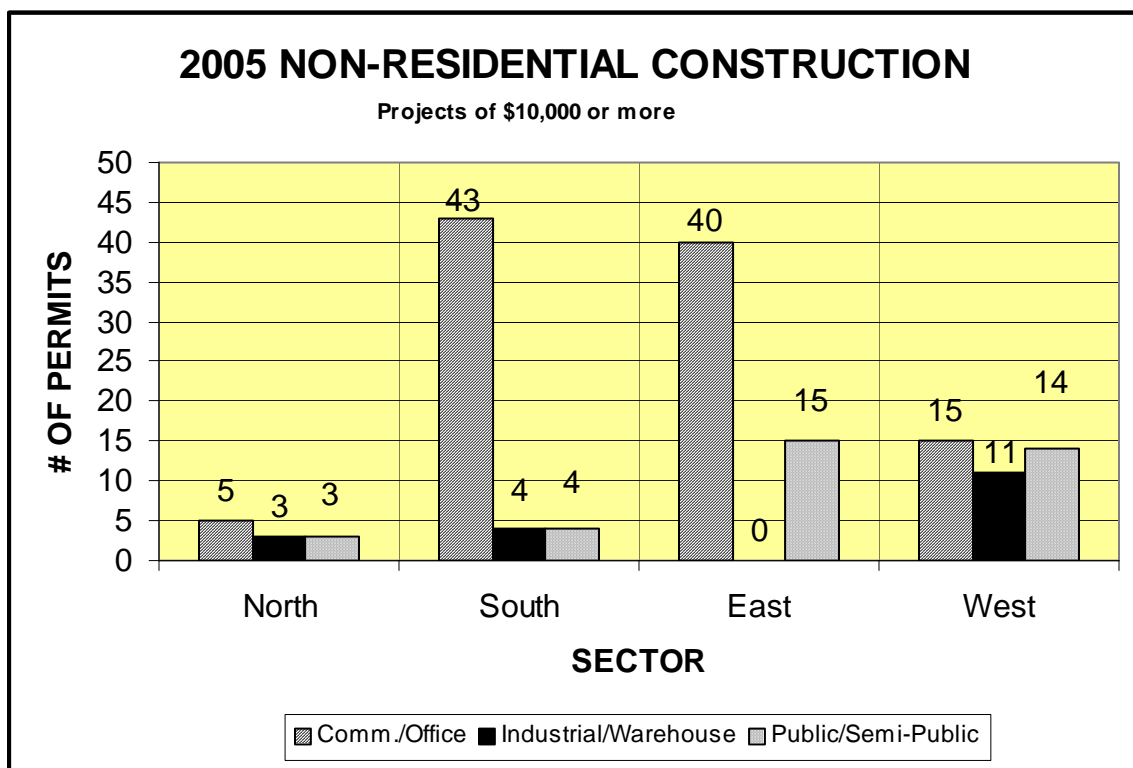
Sector	Valuation (\$)				Total
	Single-family	Condominium	Duplex	Multi-family	
North	2,419,727	1,200,000	0	400,000	4,019,727
South	5,204,287	2,164,500	1,050,000	3,587,600	12,006,387
East	762,000	0	0	0	762,000
West	<u>8,264,690</u>	<u>395,000</u>	<u>200,000</u>	<u>1,823,800</u>	<u>10,683,490</u>
Total	16,650,704	3,759,500	1,250,000	5,811,400	27,471,604

### NUMBER OF NEW 2005 SINGLE FAMILY DWELLINGS BY VALUE

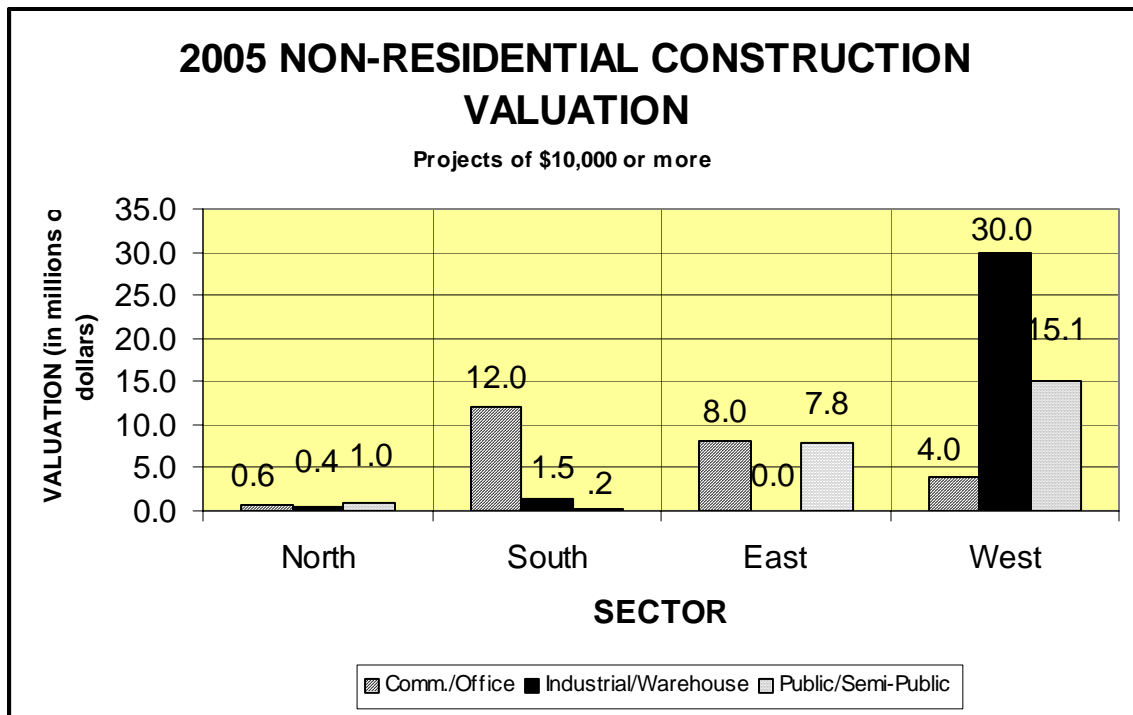


C. Non-residential Construction (projects \$10,000 or more in value) – City of Eau Claire

Sector	# of Permits			Total
	Comm./Office	Industrial/Warehouse	Public/Semi-public	
North	5	3	3	11
South	43	4	4	51
East	40	0	15	55
West	<u>15</u>	<u>11</u>	<u>14</u>	<u>40</u>
Total	103	18	36	157



Sector	Valuation (\$)			Total
	Comm./Office	Industrial/Warehouse	Public/Semi-public	
North	618,420	444,000	974,771	2,037,191
South	11,960,887	1,466,930	206,000	13,633,817
East	8,014,070	0	7,767,187	15,781,257
West	<u>4,036,960</u>	<u>29,949,000</u>	<u>15,120,803</u>	<u>49,106,763</u>
Total	24,630,337	31,859,930	24,068,761	80,559,028



## V. PUBLIC INFRASTRUCTURE

### A. Streets

#### 1. New Construction (miles)

<b>Classification</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>	<b>Total</b>
Principal Arterial	0	0	0	0	0
Minor Arterial	0	0	0	0	0
Collector	0	0	0	0	0
Local	<u>0</u>	<u>.60</u>	<u>0</u>	<u>1.83</u>	<u>2.43</u>
Total	0	.60	0	1.83	2.43

<b>Classification</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>	<b>Total</b>
Principal Arterial	0	0	.57	.86	1.43
Minor Arterial	0	0	0	.18	.18
Collector	.49	.18	0	.23	.90
Local	<u>.60</u>	<u>.34</u>	<u>2.37</u>	<u>1.27</u>	<u>4.58</u>
Total	1.09	.52	2.94	2.54	7.09

<b>Classification</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>	<b>Total</b>
Sanitary Sewer	.49	.76	2.36	2.42	6.03
Water	.13	.75	2.39	2.70	5.97
Storm Sewer	<u>.27</u>	<u>.83</u>	<u>1.40</u>	<u>2.18</u>	<u>4.68</u>
Total	.89	2.34	6.15	7.30	16.68



## **PART II**

# **OVERVIEW OF DEVELOPMENT INFORMATION SINCE 1990**

## OVERVIEW OF SELECTED DEVELOPMENT INFORMATION SINCE 1990

### I. ANNEXATION

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Total Number	14	8	4*	13	8	18	21*	16	17	6	10*	7	15	8	9	9
Total Area (acres)	346.9	96.1	(56.2)	120.8	79.6	296.1	288	172.7	75.8	254.9	4.7	122.8	223.2	177.7	15.5	146.8
Population	151	22	(29)	66	121	192	26	17	15	443	12	14	19	14	22	2
Sq. Mi. of City at Year End (minus any detachments)	29.83	29.96	29.87	30.07	30.19	30.83	31.30	31.57	31.69	32.09	32.10	32.29	32.65	32.93	32.99	33.19

\*Includes detachment

NOTE: Adjustment in sq. mi. made in 2003 based on computer calculations of city area. Areas for previous years back to 1990 were also adjusted.

### II. REZONINGS

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Total Number	43	7	18	22	31	29	34	34	34	33	33	27	29	35	25	25
Total Area (acres)	913.5	43.0	313.0	113.3	314.8	408.55	536.7	320.0	164.9	280.7	314.9	196.5	200.0	902.9	440.9	632.5

### III. SUBDIVISIONS

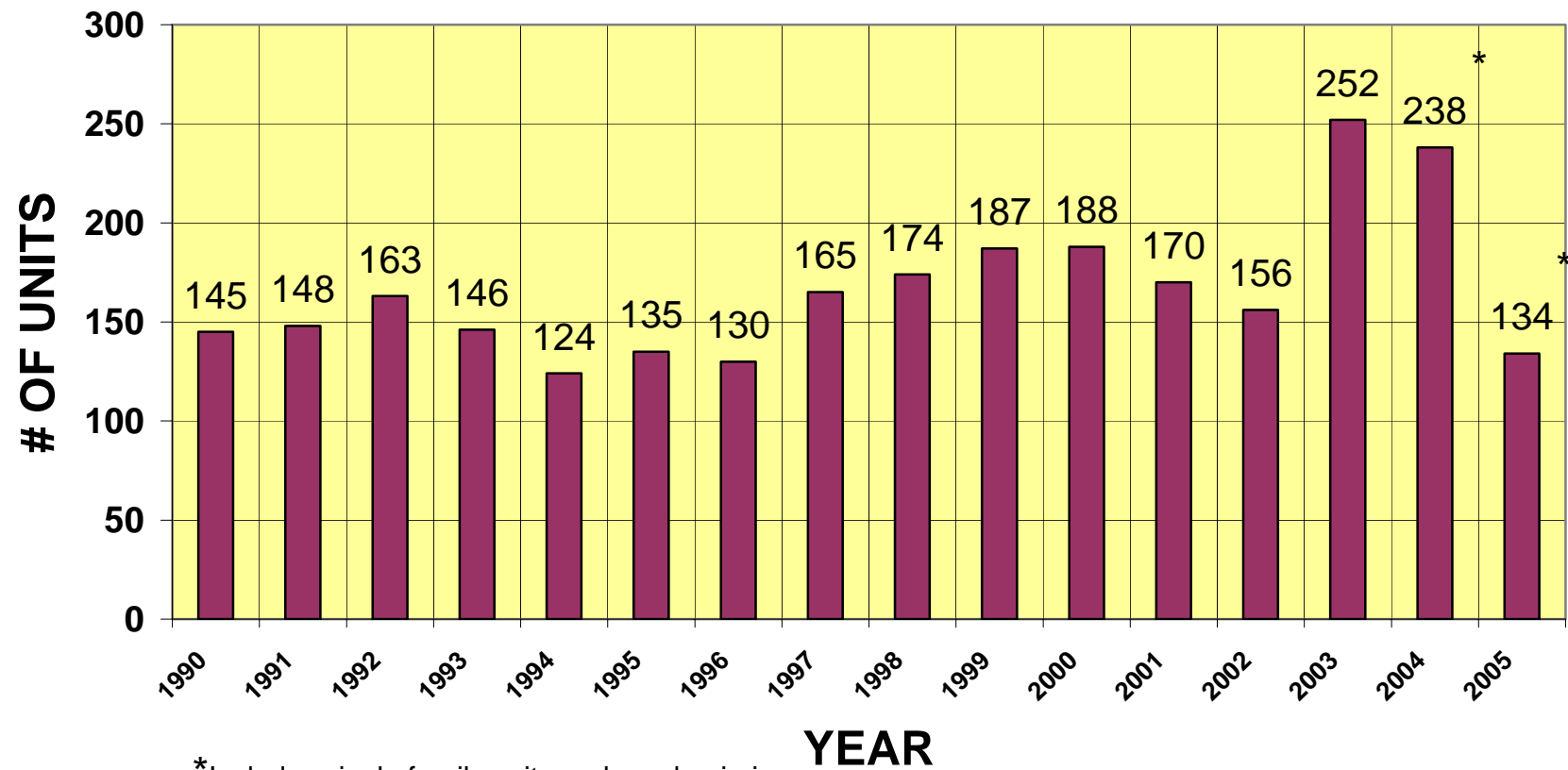
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Total Number	3	1	5	5	3	7	8	7	7	7	7	6	10	14	12	11
Total Area (acres)	64.9	16.6	147.3	29.3	42.6	51.5	102.2	68.6	146.2	146.2	73.3	35.2	100.9	174.9	96.7	83.0
No. of Lots	42	40	91	61	81	72	227	84	291	202	72	50	260	371	2961	235

#### IV. BUILDING CONSTRUCTION (No. of Units)

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Single-family	145	148	163	146	124	135	130	165	174	187	188	170	156	252	190	104
Condominium															48*	30
Duplex	8	0	16	40	18	40	42	58	50	44	36	46	62	38	28	14
Multiple-family	<u>75</u>	<u>72</u>	<u>159</u>	<u>127</u>	<u>113</u>	<u>205</u>	<u>254</u>	<u>259</u>	<u>207</u>	<u>159</u>	<u>269</u>	<u>273</u>	<u>411</u>	<u>60</u>	<u>106</u>	<u>106</u>
Total	228	220	338	313	255	380	426	482	431	390	493	489	629	350	372	254

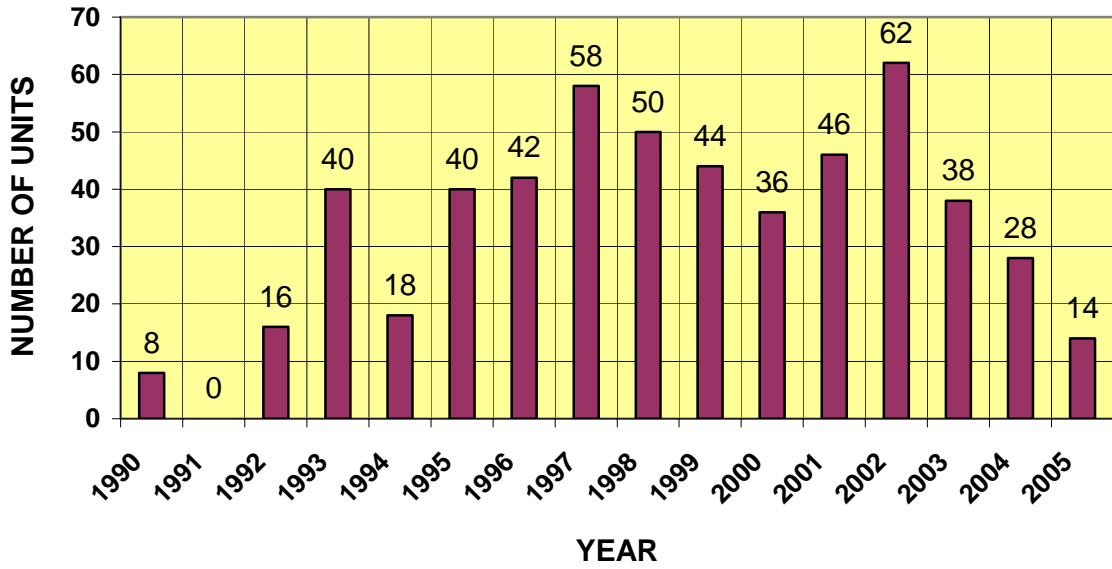
\*Prior to 2004, condominium dwellings were included in the single-family totals.

## SINGLE FAMILY CONSTRUCTION

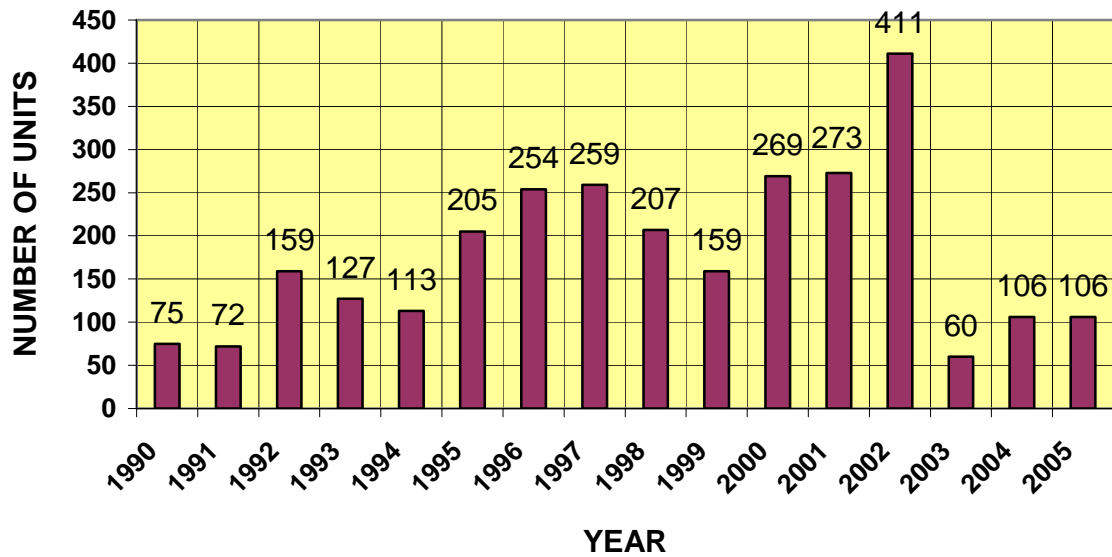


\*Includes single family units and condominiums

## DUPLEX CONSTRUCTION



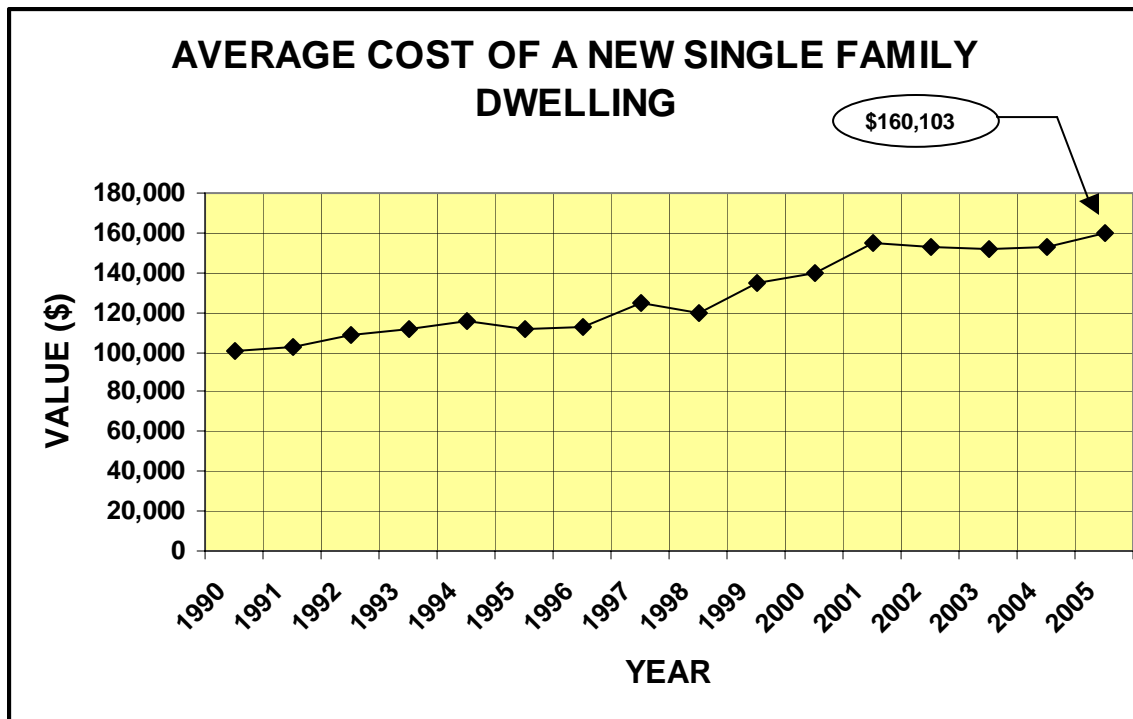
## MULTIPLE FAMILY CONSTRUCTION



## SINGLE-FAMILY HOUSING COSTS

Year	Average Price for a New Home	Average Sales Price for a New & Existing Home*
1990	100,595	55,800
1991	102,243	63,226
1992	108,510	63,632
1993	111,961	71,755
1994	115,298	73,560
1995	111,359	81,806
1996	113,067	84,960
1997	124,305	91,812
1998	119,436	97,896
1999	134,629	103,996
2000	140,168	117,784
2001	154,721	120,261
2002	153,088	125,253
2003	151,436	127,074
2004	152,459	135,101
2005	160,103	140,565

\*Source: Eau Claire-Chippewa Board of Realtors (includes new and existing single-family homes sold through a realtor).



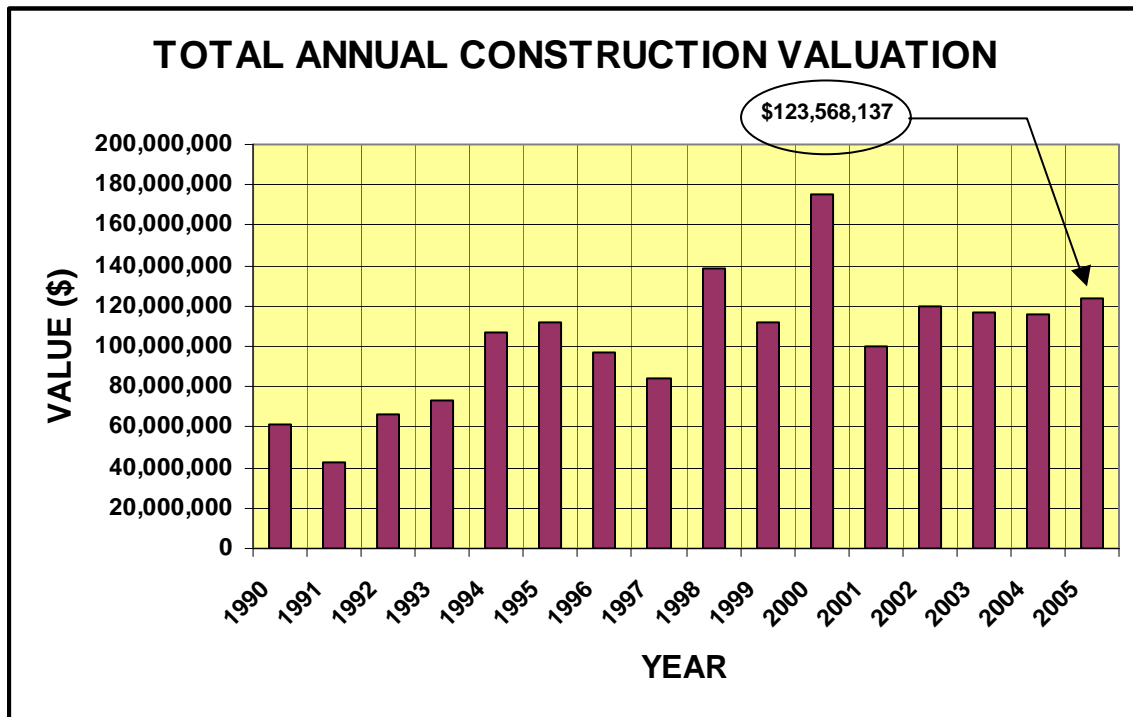
### # OF PERMITS/VALUATION (\$)

Year	Commercial/Office	Industrial/Warehouse	Public/Semi-Public
1990	58/20,864,079	22/4,763,450	26/7,551,022
1991	72/7,965,274	14/2,485,072	24/7,014,262
1992	80/11,631,331	25/14,040,249	21/6,273,214
1993	82/10,512,481	28/7,818,800	41/20,130,410
1994	107/20,865,586	31/14,892,437	31/36,799,392
1995	112/27,401,403	40/30,173,416	32/14,534,759
1996	93/11,675,007	26/28,226,912	27/8,808,747
1997	92/18,360,629	28/7,984,674	28/7,191,625
1998	111/36,441,167	36/12,796,923	28/36,463,248
1999	70/25,133,384	40/20,051,884	28/7,902,137
2000	116/23,801,407	29/43,378,629	36/40,135,568
2001	90/21,249,147	29/3,874,250	36/11,752,094
2002	77/14,488,984	23/6,041,780	25/43,316,226
2003	92/35,214,213	17/3,340,690	21/15,789,371
2004	90/20,523,365	17/13,493,150	30/16,581,679
2005	103/24,630,337	18/31,859,930	36/24,068,761

## TOTAL CONSTRUCTION VALUATION

Year	Value (\$)
1990	60,989,951
1991	42,514,393
1992	66,211,944
1993	73,024,616
1994	106,938,693
1995	112,060,373
1996	96,900,792
1997	83,856,020
1998	138,979,694
1999	112,124,357
2000	175,551,200*
2001	100,375,034
2002	119,433,514
2003	116,926,259
2004	115,455,026
2005	123,568,137

\*Note: This is an all-time record for the City!





## V. PUBLIC INFRASTRUCTURE

### A. Streets – New Construction (miles)

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Principal Arterial	0	0	0	5.90	0	0	0	0	0	0	0	0	0	0	0	0
Minor Arterial	0	0	1.41	0	0	.16	0	0	0	.13	0	0	0	0	0	0
Collector	.16	.13	.19	0	1.76	2.30	0	.42	.09	.71	0	0	0	0	.37	0
Local	<u>2.61</u>	<u>1.00</u>	<u>3.33</u>	<u>.78</u>	<u>1.57</u>	<u>1.03</u>	<u>2.14</u>	<u>1.39</u>	<u>3.5</u>	<u>3.47</u>	<u>2.41</u>	<u>2.75</u>	<u>1.16</u>	<u>2.68</u>	<u>3.00</u>	<u>2.43</u>
Total	2.77	1.13	4.93	6.68	3.33	3.49	2.14	1.81	3.59	4.31	2.41	2.75	1.16	2.68	3.37	2.43

### B. Streets – Reconstruction (miles)

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Principal Arterial	0	2.13	.39	.65	0	2.69	1.25	0	3.02	.79	1.06	0	.58	0	.47	1.43
Minor Arterial	1.04	1.24	.96	2.85	2.36	.54	1.73	3.40	1.32	.85	1.20	0	.86	2.24	.79	.18
Collector	1.30	1.25	2.13	1.68	.24	2.60	2.55	1.75	.74	2.12	.16	1.80	.35	1.86	3.65	.9
Local	<u>6.17</u>	<u>4.97</u>	<u>4.28</u>	<u>3.35</u>	<u>5.76</u>	<u>6.89</u>	<u>5.53</u>	<u>6.05</u>	<u>3.8</u>	<u>8.91</u>	<u>8.64</u>	<u>6.13</u>	<u>12.37</u>	<u>4.16</u>	<u>3.51</u>	<u>4.58</u>
Total	8.51	9.59	7.76	8.53	8.36	12.72	11.06	11.20	8.88	12.67	11.06	7.93	14.16	8.26	8.42	7.09

### C. Utility Construction (miles)

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Sanitary Sewer	3.34	2.60	3.36	2.61	6.15	4.09	4.27	8.81	5.25	5.94	2.11	5.83	6.16	7.39	3.80	6.30
Water	3.96	3.03	3.77	1.52	5.90	4.68	3.03	5.55	6.67	6.71	3.22	5.19	3.5	7.88	4.36	5.97
Storm Sewer	<u>3.51</u>	<u>2.17</u>	<u>1.34</u>	<u>2.10</u>	<u>4.55</u>	<u>2.17</u>	<u>2.13</u>	<u>2.70</u>	<u>3.91</u>	<u>5.55</u>	<u>2.32</u>	<u>1.80</u>	<u>4.21</u>	<u>5.33</u>	<u>3.33</u>	<u>4.68</u>
Total	10.81	7.80	8.47	6.23	16.60	10.94	9.43	17.06	15.83	18.20	7.65	12.82	13.87	20.60	11.49	16.95

\*Excludes privately financed utilities.

## **PART III**

# **IMPLEMENTATION OF COMPREHENSIVE PLAN**

The annual Development Map and Report have two primary purposes. The first is to report the year's development activity for the City and provide comparisons to development activity from previous years. Secondly, the report aids the City in implementing the City's Comprehensive Plan. This section of the report deals specifically with tracking how well the City's growth and development achieves the goals of the Plan.

The Comprehensive Plan is a general guide for the physical development of the City. As a guide, the City Plan Commission and City Council use it in making decisions regarding annexations, rezonings, plats, the sizing and timing of various public improvements and in the review of private development proposals.

Previous reports, dating back to 1982 initially based its review on the City's Comprehensive Plan, which was adopted in 1982. In 1993, the City prepared a new Comprehensive Plan, which this report then uses to track and monitor development. In 2005, the most recent Comprehensive Plan for the City was adopted. This plan as with the previous plan, includes thirteen chapters, including: land use, transportation, natural resources, parks, physical character, economic development, public utilities, community facilities, housing, historic preservation, downtown, intergovernmental cooperation, and plan implementation.

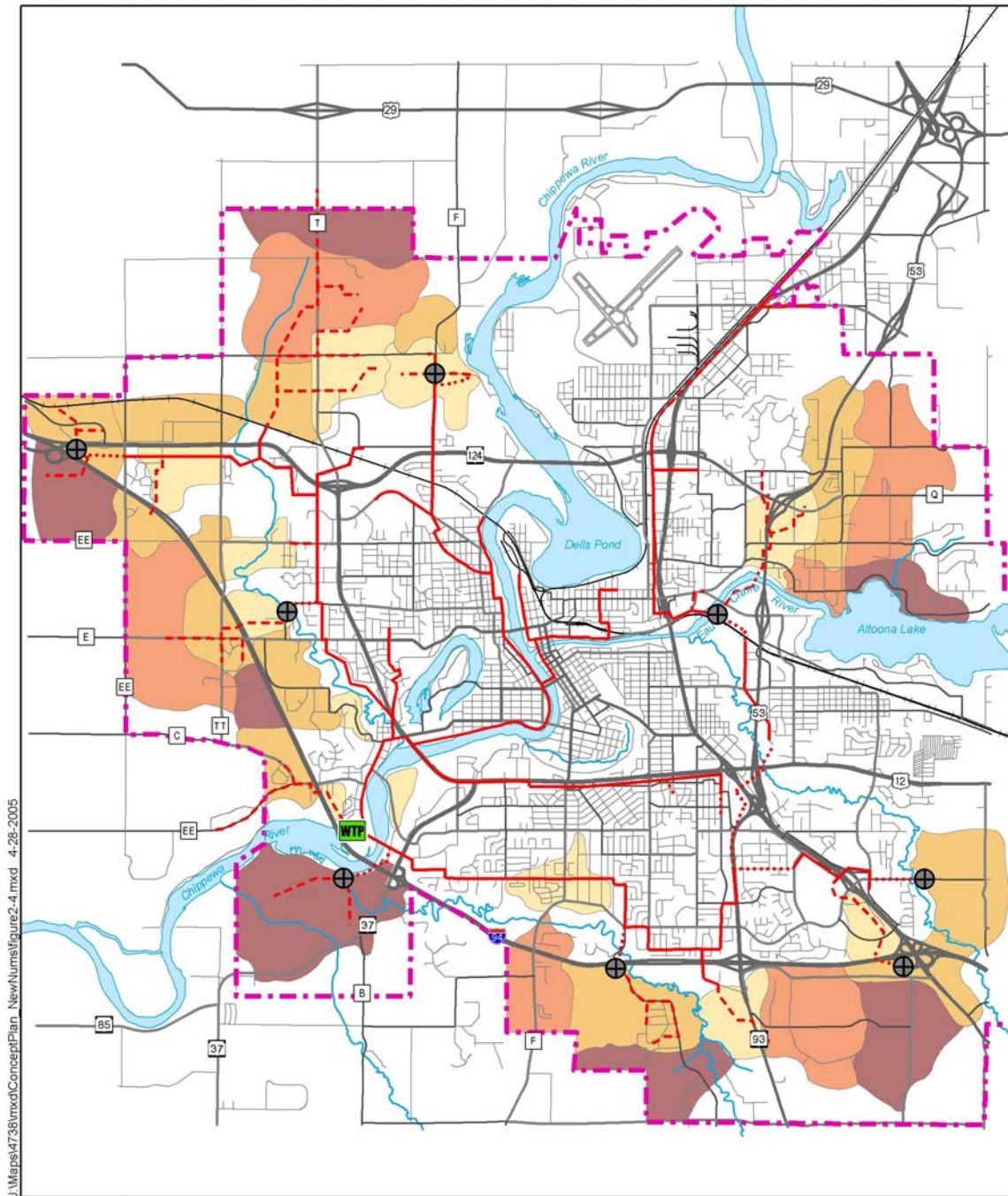
Although this report will take a general look at the annual development activity in relation to each chapter of the Comprehensive Plan, this report will focus on the goals and policies contained in the Land Use Chapter. Specifically, the report will monitor development activity in relation to the Public Utilities Stage Plan and Land Use Plan Map.

### **PUBLIC UTILITIES STAGING PLAN**

The Public Utilities Staging Plan is similar to the Staging Plan contained in the 1993 Plan. Its rationale is twofold:

1. To encourage development to occur where public investments and public service capacity already exists so as to maximize their use and reduce public costs associated with development.
2. To steer development to areas where public facilities can be most economically provided and extended.
3. It directs growth to areas that will not put undue strain on existing streets and utilities.

Sanitary sewer service is the key to the Public Utilities Staging Plan, which is illustrated in Map 2. As shown on this map, the plan provides for four general sequence levels of providing major sewer extensions, which include:



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### Stage

- Short Term
- Medium Term A
- Medium Term B
- Long Term

### Sewer Line Type

- Existing Trunk Lines
- Planned Trunk Lines
- Force Main

### Pump Stations

- Wastewater Treatment Plant
- Proposed Urban Sewer Service Area Boundary

Map 2

**Public Utilities  
Staging Plan**

**Short Term.** Areas that are not presently served but require minor extensions of trunk line sewers or can be easily served by lateral lines.

**Medium Term - A.** Areas that are not currently served but are expected to receive development pressure and need for trunk line service to accommodate development during the next five years.

**Medium Term - B.** Areas that are not currently served but are expected to receive development pressure and a need for trunk line service to accommodate development during the next 5 to 10 years.

**Long Term.** Areas that may need trunk line sewer service for anticipated urban development but are not anticipated to be served for ten years or more.

In review of the Staging Plan, the report finds the following:

**Annexations.** During the 2005 calendar year, 9 annexations totaling approximately 147 acres were approved by the City of Eau Claire. A summary of these annexations can be found in the first section of this report and their locations are illustrated on the development map found at the end of the report. Most of the annexations involved individual lots being annexed to obtain sanitary sewer service. Seven of the annexations occurred in areas already serviced, one (#8) in an area listed as Short Term Staging and one (#9) within a Medium Term – A Staging area.

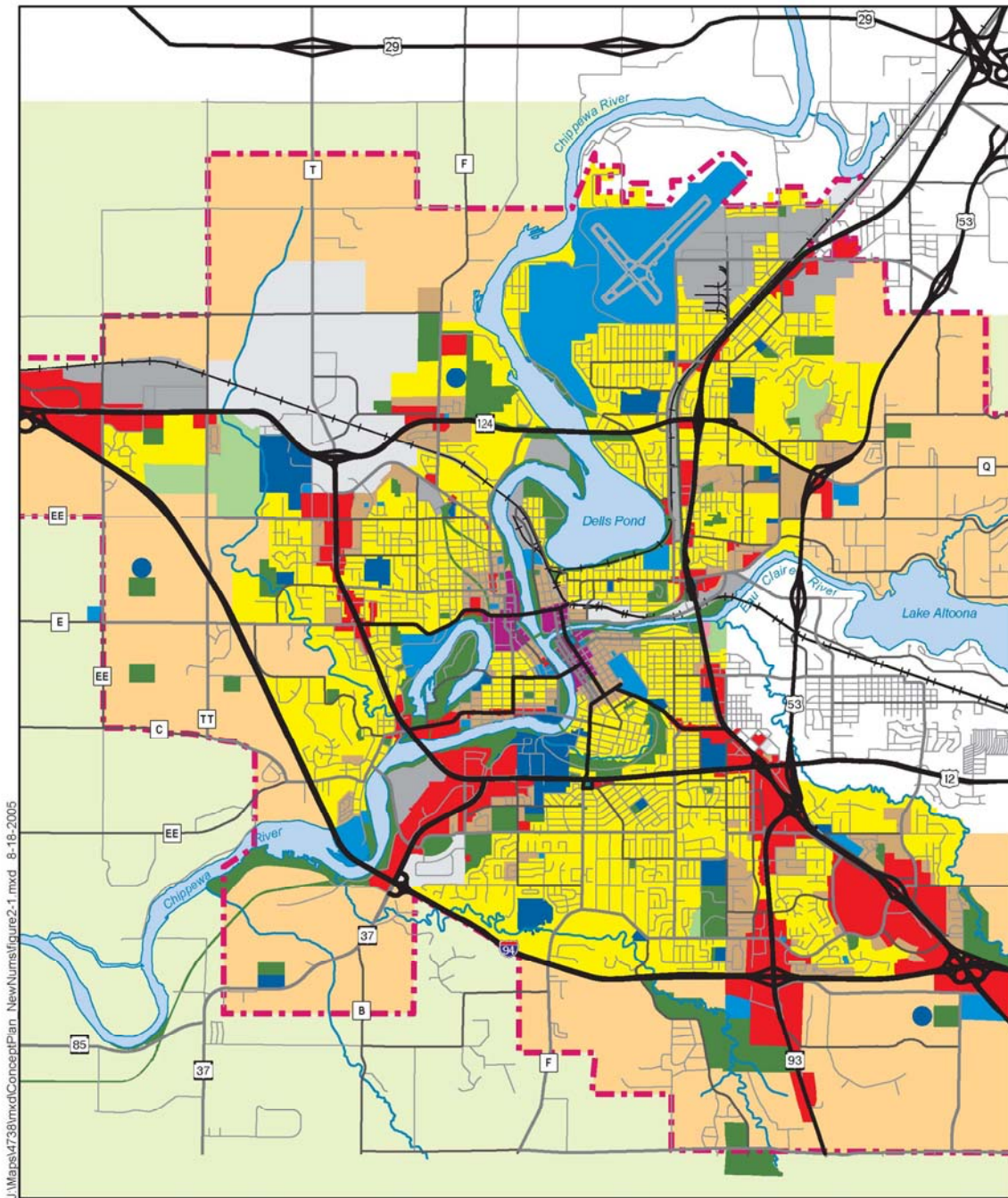
**Subdivisions.** There were 11 subdivisions approved in 2005, for a total of 235 residential lots. A summary of these subdivisions can be found in the first section of this report and are also shown on the development map. Six of the subdivisions were located in areas already served by utilities and five (#'s 7 through 11) were located in areas identified as Short Term Staging.

**Utility Extensions.** The sanitary sewer and water utility construction in 2005 occurred in conformance with the Public Utilities Staging Plan. All extensions occurred within areas identified as Short Term Staging.

### **LAND USE CHAPTER AND MAP**

This report also reviews development activity in relation to the Land Use Map, which is included in this report as Map 3. The purpose of the Land Use Chapter and Map are to establish a general pattern for continued physical development for the City. It addresses the locations of housing, businesses, industry, and parks and serves as a basis for the zoning ordinance and the zoning map, which control the use of the land and design of specific sites. In order to determine





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**Proposed Urban Sewer Service Area Boundary**

**Planned Land Use**

- Future Neighborhood
- Low Density Housing
- Medium & High Density Housing

- Commercial
- Mixed Use
- Downtown
- Light Industry
- General Industry
- School

- Public Facility
- Park
- Golf Course
- Agriculture or Very Low Density Housing
- Potential School Location

Map 3

**Planned Land Use**

conformance with the Land Use Chapter, this report will review rezonings and major non-residential development projects, which have a value of \$100,000 or more for conformance with the Plan. In addition, the siting criteria for multiple-family development, which is contained in the Plan, will be used to evaluate the placement of multiple-family projects in the City.

The City approved 25 rezoning applications in 2005. A summary of these rezonings can be found in the first section of this report and are also shown on the development map. All were in conformance with the Planned Land Use Map.

In addition, 76 major (\$100,000 or more) non-residential projects were granted building permits. These projects are listed in the first chapter of this report. All of this development was in conformance with the development pattern identified in the Planned Land Use Map.

Finally, the Land Use Chapter states that the City consider the following criteria when reviewing development proposals for medium to high-density housing:

- Adequate utility and street capacity
- The ability of a given area or neighborhood to absorb additional density
- Adequate access
- Transit service
- Proximity to services and employment opportunities
- Proximity of schools and natural amenities
- Compatibility with adjacent development
- Suitability of the site for construction

In 2005, building permits were issued for 7 projects having more than 4 units. The following chart illustrates whether each of these projects satisfied the locational criteria contained in the Plan.

## LOCATIONAL CRITERIA

	<b># of Units</b>	<b>Adequate Utility &amp; Street Capacity</b>	<b>Ability of Area to Absorb Additional Density</b>	<b>Adequate Access</b>	<b>Transit Service</b>	<b>Proximity to Services &amp; Employment Opportunities</b>	<b>Proximity to Schools</b>	<b>Proximity to Neighborhood Park Areas</b>	<b>Compatibility with Adjacent Development</b>	<b>Suitability of Site for Construction</b>
3413 Jeffers Rd.	8	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4637 Southridge Ct.	8	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
4631 Southridge Ct.	8	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
4641 Southridge Ct.	8	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
4647 Southridge Ct.	8	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
4541 Jeffers Rd.	10	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4523 Jeffers Rd.	10	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Total	60									



## **PART IV**

# **POPULATION AND HOUSING UNIT ESTIMATES**

For general planning purposes, it is important to keep track of the annual growth or decline in city population and number of housing units. The number of persons and the number of housing units are related to various types of development activity, including annexations, subdivisions, new residential construction, and residential demolitions. These development factors may be used to maintain a current estimate of population and housing units in the City of Eau Claire.

### **HOUSING UNIT ESTIMATES**

The 2000 U. S. Census has published data relating to households and vacancy status for the City of Eau Claire. The table below summarizes this information for each of the four sectors within the city.

<b>Sector</b>	<b># of Occupied Dwelling Units</b>	<b># of Vacant Dwelling Units</b>	<b>Total Dwellings</b>	<b>% Vacant</b>	<b>Average Household Size</b>
North	4,516	71	4,587	2	2.7
South	6,583	248	6,831	4	2.3
East	6,320	311	6,631	5	2.8
West	<u>6,597</u>	<u>249</u>	<u>6,846</u>	<u>4</u>	<u>2.5</u>
Total	24,016	879	24,895	4	2.6

Source: 2000 U.S. Census

The annual housing unit estimates represent the sum of (number of housing units at the beginning of the year + number of housing units added per year through new construction + number of housing units added per year through annexations) – (number of housing units lost per year through residential demolition and those moved out of the city). The annual housing estimates do not include the number of units added or lost each year through the conversion of existing structures.

<b>Sector</b>	<b>Housing Units on 4-1-00</b>	<b>2000 Net Change</b>	<b>2001 Net Change</b>	<b>2002 Net Change</b>	<b>2003 Net Change</b>	<b>2004 Net Change</b>	<b>2005 Net Change</b>	<b>Housing Units on 1-1-06</b>
North	4,587	70	87	36	40	29	25	4,874
South	6,831	208	155	353	147	220	123	8,037
East	6,631	-8	-2	-2	6	-4	-3	6,618
West	<u>6,846</u>	<u>189</u>	<u>245</u>	<u>211</u>	<u>148</u>	<u>120</u>	<u>70</u>	<u>7,829</u>
Total	24,895	459	485	598	341	365	215	27,358

## **POPULATION ESTIMATES**

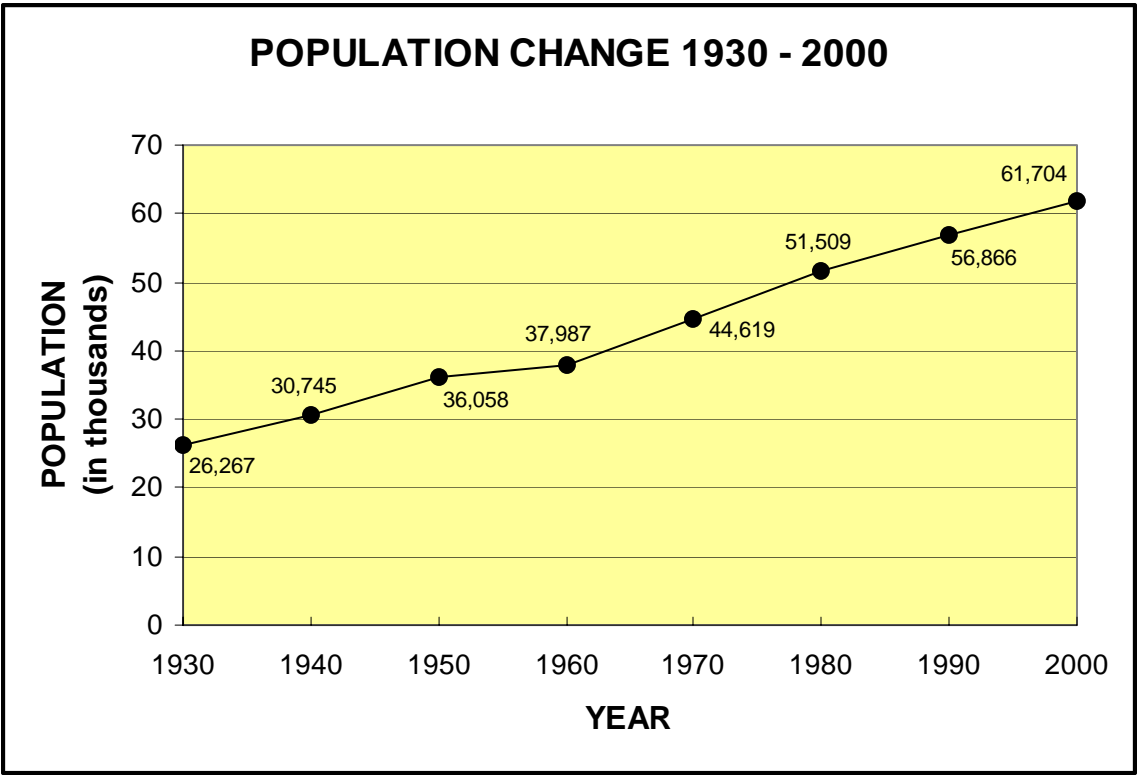
Population estimates for the City of Eau Claire are shown below. These estimates are derived by the Eau Claire Department of Community Development and are based upon 2000 Census data, then adjusted on an annual basis by annexations and development activity which has occurred within the City. The population estimates by sector is computed by multiplying the number of occupied housing units within each sector by the estimated mean household size for each sector.

<b>Population # of Persons</b>								<b>Gain (loss) from 4-1-2000</b>
<b>Sector</b>	<b>4-1-2000*</b>	<b>1-1-2001</b>	<b>1-1-2002</b>	<b>1-1-2003</b>	<b>1-1-2004</b>	<b>1-1-2005</b>	<b>1-1-2006</b>	
North	12,160	12,298	12,464	12,514	12,569	12,614	12,641	481
South	15,338	15,740	16,040	16,172	16,536	16,794	16,967	1,629
East	17,808	17,792	17,788	17,784	17,791	17,785	17,780	(-28)
West	<u>16,398</u>	<u>16,762</u>	<u>17,244</u>	<u>17,438</u>	<u>17,679</u>	<u>17,912</u>	<u>17,975</u>	<u>1,577</u>
Total	61,704	62,592	63,536	63,908	64,575	65,105	65,363	3,659
*2000 U.S. Census								

Based on city population estimates, the following graph illustrates how the City of Eau Claire's population has changed since 1930. As shown, the City's population has continued to grow throughout this period.

Between the years of 2000 and 2006, the City population has increased by an estimated 3,659 persons. This increase represents an average annual increase of approximately 610 persons or a growth rate of .99 percent per year. This compares to an annual growth rate of .85 percent that occurred during the 90s.

The Wisconsin Department of Administration also provides population estimates for the City. The State's method of calculating these estimates differs from that used by the City. The most current estimate available from the State is for January 1, 2006. As of this date, the State estimates Eau Claire's population at 65,056.



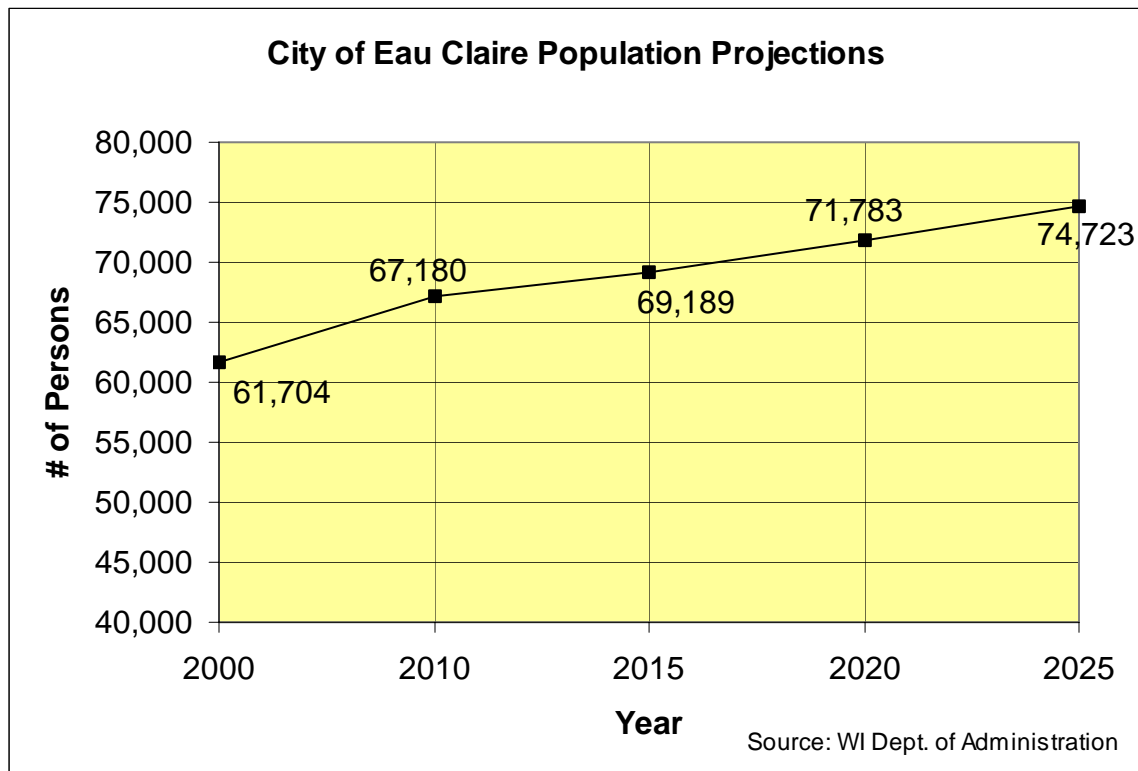
## **POPULATION & HOUSEHOLD PROJECTIONS**

Population and household projections are a prerequisite to planning, as population and household growth or decline determines the level of demand for various land uses, facilities, and services. For this reason, these projections for the City of Eau Claire are an important component of development monitoring.

	2000	2010	2015	2020	2025
Population Projection	61,704	67,180	69,189	71,783	74,723
Household Projection	23,346	25,928	26,996	28,216	29,341

The projections provided above were prepared by the Wisconsin Department of Administration, Demographic Services Center, in January 2004. The projections estimate that the City's population will increase by 5,476 persons by the year 2010 and by 13,019 persons by 2025.

The following graph illustrates these population projections.



# **PART V**

## **2005 DEVELOPMENT MAP**

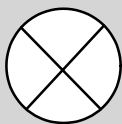
# 2005 DEVELOPMENT MAP



Single Family - Detached



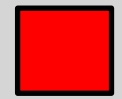
Condominium Unit



Duplex



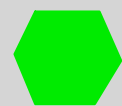
Multiple Family Structure  
(and # of units per permit)



Commercial & Office\*

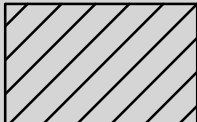


Industrial & Warehouse\*

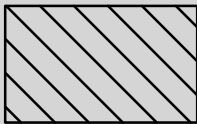


Public & Semi Public Projects\*

\* Valuation of \$10,000 or more



Annexations



Subdivisions



Rezonings

